

# LDF

## Local Development Framework

### Statement of Consultation September 2011

Dalston Area Action Plan  
(Pre-Submission Document)





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# 1.0 Introduction

## 1.1 Purpose of the AAP

- 1.1.1 The Dalston Area Action Plan (AAP) is a comprehensive spatial strategy for co-ordinated development and design that reflects local aspirations for the future of the area, helps to guide development and provides confidence and certainty to developers and other public sector bodies. It integrates policies for the development and the use of land with other policies and programmes which influence the nature of Dalston and how it functions.
- 1.1.2 The overall purpose of the AAP is to establish the basis for shaping the regeneration of the area and to ensure the continued and enhanced role of Dalston as a Major Town Centre. Proposals are framed to respond to the needs of existing and future communities and plan for housing growth to 2026.
- 1.1.3 The AAP is a Development Plan Document, part of the Council's Local Development Framework and has been prepared in the format of a masterplan, which facilitates strong emphasis on urban design principles and the use of graphics and allows for clear representation of the spatial expression of planning and design policies.

## 1.2 Purpose of the Statement of Consultation

- 1.2.1 This Statement of Consultation (Statement) sets out how the London Borough of Hackney (LBH) has involved the community and key stakeholders in the preparation of the Dalston AAP. It details the following:
- Who was consulted in the preparation of the AAP;
  - Methods of consultation;
  - A summary of the issues raised during consultation; and
  - How these issues have been addressed in the revised AAP.
- 1.2.2 This Statement will demonstrate to the Inspector at the Examination in Public that the Dalston Area Action Plan (Pre-Submission Document) complies and exceeds the minimum requirements for community involvement set out in the relevant national and LBH legislation and guidance.

## 1.3 LBH Statement of Community Involvement and the 'Regulations'

- 1.3.1 Regulation 30(d) of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2004, 2008 and 2009 ('Regulations') requires the London Borough of Hackney to prepare a Statement of Consultation setting out:

- (i) which bodies and persons the local planning authority were invited to make representations under regulation 25 or regulation 26,*
- (ii) how those bodies and persons were invited to make representations under either of those regulations,*
- (iii) a summary of the main issues raised by the representations made pursuant to either of those regulations, and*
- (iv) how representations made pursuant to either of those regulations have been taken into account.'*

1.3.2 This Statement details how the LBH has complied with the consultation requirements of the 'Regulations' and its adopted Statement of Community Involvement (SCI) October 2005, in involving its community and stakeholders during the preparation of the Dalston Action Plan (Pre-Submission Document). It details the consultation that was undertaken at each stage of the document's preparation.

## **2.0 Consultation**

### **2.1 The Process of AAP Production and Engagement Overview**

2.1.1 The Dalston AAP was prepared in parallel with an AAP for Hackney Central (the Borough's other major centre) and therefore consultation was undertaken for both the Dalston and Hackney Central AAPs at the same time. The following provides an overview of the different stages undertaken in the preparation of the Dalston Area Action Plan (Pre-Submission Document), including community and stakeholder engagement completed at each stage.

#### **Stage 1: Phase 1 AAP Scoping & Baseline (including Initial Consultation)**

2.1.2 Initial front loaded community engagement was carried out as part of evidence-base work on the community's needs and aspirations for the town centre.

2.1.3 An initial community 'drop in' consultation session was held on Thursday 10th April, 2008 between 11 am and 7 pm in the Kingsland Shopping Centre to seek local community views facilitated by questionnaire (with opportunities to respond within 6 weeks). The event took the form of an exhibition with 6 boards showing the AAP area, the opportunity sites and key urban design and transport infrastructure issues. The aim of the consultation was to get a snapshot of what issues are most important to the community and how they would like to see development of the AAP move forward. A summary of the key issues from this initial engagement is provided in Appendix 1.

2.1.4 Meetings with key stakeholders such as owners of opportunity sites and public sector bodies were also held to inform the initial alternatives.

2.1.5 A Dalston Steering Group was established and met monthly from the outset to provide ongoing strategic guidance in the development of the AAP. Membership comprised officers from various Council departments (such as Urban Design, Sustainability, Transport etc) as well as officers representing the GLA family such as London Development Authority, Design for London, and Transport for London etc.

2.1.6 Furthermore, a Member Advisory Group (MAG) was formed and met at key stages of AAP production from the outset to provide the opportunity for Dalston Ward Councillors to provide feedback and guide the content of the AAP.

### **Stage 2: Initial Alternatives**

2.1.7 Four preliminary strategic framework options for improving the town centre were developed based on the key issues arising from the evidence base, Scoping Report and initial consultation.

### **Stage 3: Preparation of Consultation Draft Dalston Area Action Plan (Phase 1)**

2.1.8 Following the consideration of initial community engagement and the Sustainability Appraisal, and with input from the Steering Group and MAG, the most appropriate strategic framework was taken forward (when compared to the alternatives, it provided the most potential for town centre wide regeneration improvements). This framework was developed into the 'Draft Interim Dalston Area Action Plan (Phase 1) – Masterplan, Development Plan Document for Public Participation' (draft AAP). The other preliminary strategic frameworks were also set out in this document.

### **Stage 4: Consultation (Regulation 25)**

2.1.9 The draft AAP underwent extensive formal public consultation and the details of this engagement are provided in Section 3 of this Statement.

### **Stage 5: AAP (Phase 1)**

2.1.10 Consultation responses were assessed and considered following the consultation period and the draft AAP was revised where appropriate (details provided in Section 5 of this Statement). The document, 'Dalston Area Action Plan (Phase 1) – Masterplan, Development Plan Document' was adopted by the Council in November 2009.

## **Stage 6: AAP**

2.1.11 Since initial adoption in 2009, there has been on-going engagement with various community groups and stakeholders in Dalston which is set out in Section 3. The AAP was also updated to ensure conformity with the Core Strategy (as required by Planning Legislation).

## **Stage 7: Publication (Regulation 27) and Representations Relating to a Development Plan Document (Regulation 28)**

2.1.12 Following endorsement from the Council in July 2011, the AAP and supporting documents are being published in accordance with Regulation 27. Representations on the AAP may be made within a minimum 6 week period. The Council will seek confirmation from the Greater London Authority (GLA) on the conformity with the London Plan as part of Regulation 29.

## **Stage 8: Submission to Secretary of State (Regulation 30)**

2.1.13 The AAP, supporting documents and representations will be submitted to the Secretary of State and will subsequently be subject to examination with the 'tests of soundness' and then be formally adopted by the Council as a DPD.

# **3.0 Regulation 25 Public Participation**

## **3.1 The Consultation Strategy**

3.1.1 A consultation strategy outlining the consultation programme was prepared and approved by the LBH Council in November 2008 (all Members were given the opportunity to feed into this consultation programme). The strategy was developed in close liaison with the Council's Corporate Communications and Consultation Team and was carried out in accordance with the requirements of the Regulations, the Council's SCI as well as best practice detailed in CABE's 'Creating Successful Masterplans'.

3.1.2 Following the Council endorsement, the draft AAP underwent extensive public consultation for ten weeks from 9<sup>th</sup> March 2009 until 15<sup>th</sup> May 2009. Throughout this period, proactive engagement / consultation was completed (detailed in section 3.2) to get as many individuals and organisations as possible to be involved in the process, and to encourage discussion and response to the strategies and policies set out in the draft AAP.

3.1.3 Notification of the formal ten week consultation process occurred through the following means:

1. Joint Dalston / Hackney Central Statutory Notice in local media (Hackney Today);

2. Four page newspaper feature article in the March 2009 issue of Hackney Today;
3. Consultation details provided on Dalston AAP website.
4. Joint Hackney Central and Dalston letters and copies of Consultation Summary Brochures were sent to all statutory consultees advising of the consultation process how to make representations. Additionally an email was also sent to all stakeholders identified on the LDF consultee database notifying them of the formal consultation process.
5. Banners were produced for display at drop in sessions and in the Hackney Central Library foyer and Dalston's CLR James Library. Each banner included a short summary of the AAP and details on the consultation period and the process for submitting representations.
6. Posters were displayed at various locations throughout Hackney including all libraries, planning reception, Town Hall notice board, local Tesco, Job Centre, CLR James Library and Hackney Central Library. The posters detailed similar information to that of the Hackney Toady consultation invitation; and
7. Distribution of AAP Summary Brochures at a range of events and outlets.

3.1.4 Organisations and persons that Hackney Council invited to make comments on the draft AAP included a wide range of interest groups, developers, land owners, agents, local strategic partners, local businesses and statutory stakeholders as well as those on the Council's Local Development Framework (LDF) Consultation Database (extensive list of local residents and businesses that have advised they would like to be notified of any LDF consultation). This database of those invited to comment can be provided upon request.

## **3.2 Who did we consult and how?**

3.2.1 Above and beyond the requirements of the Regulations, the SCI required the Council to undertake the following consultation on the draft AAP:

1. Public exhibitions / displays / stalls / community surgeries;
2. Workshops (interactive). ;
3. One-to-one meetings with selected stakeholders;
4. Focus groups;
5. Formal written consultation / referenda / community surveys / leaflets / newsletters;
6. Letters to statutory bodies (as listed in the Regulations);
7. Documents available for inspection at Council offices during the set consultation period;
8. Meeting presentations (if requested);
9. Establishing a steering / advisory group;
10. Advertising in the local media;

- 11. Provide a dedicated website for the Phase 1 APP; and
- 12. Provide a hotline / contact number / contact email / contact address.

3.2.2 The following sets out how the above requirements were exceeded during the extensive consultation on the AAP and are also detailed in the following documents:

- o Dalston Area Action Plan (Phase 1) – Masterplan – Cabinet Report November 2008 (consultation strategy forms an appendix);
- o Dalston Area Action Plan (Phase 1) – Masterplan – Cabinet Report November 2009;
- o Dalston Area Action Plan (Phase 1) – Masterplan – Consultation Report October 2009; and
- o Dalston Area Action Plan (Phase 1) – Masterplan – Consultation Report June 2011.

Documentation of the following events and consultation activities are available on request.

**Public exhibitions / displays / stalls / community surgeries;**

3.2.3 **Public launch:** A public launch to initiate the consultation period on the draft AAP was hosted by the Mayor and Member for Regeneration and the 2012 Olympic and Paralympic Games on the 17<sup>th</sup> March 2009. This public launch was advertised in various local media, the council website and in the draft AAP consultation summary brochure, inviting interested persons to attend the event. Key stakeholders were invited to attend through invitation emails. Copies of the draft AAP, all supporting documents and feedback forms were available alongside a comment board to record feedback.

3.2.4 **Public drop in sessions/street stalls:** Four street stalls were held at Ridley Road Market, Kingsland Shopping Centre, Broadway Market and Somerfields Supermarket in Stamford Hill. The stalls were advertised through a feature in Hackney Today, on the AAP web site, on the consultation summary brochures and on the posters. Dates and times of the stalls include:

<b>Drop in Sessions/Street Stall Details</b>		
<b>Date</b>	<b>Time</b>	<b>Location</b>
Thursday 2 April, 2009	10am – 2pm	Ridley Road market, E8
Thursday 16 April 2009	4pm – 7pm	Kingsland Shopping Centre E8
Saturday 21 March, 2009	11am – 3pm	Broadway Market, E8
Tuesday 7 April, 2009	11am – 3pm	Somerfields Supermarket Amhurst Park, N16

- 3.2.5 Copies of the draft AAP were available on CD and in hard copy at the stalls, as were the supporting documents (Sustainability Appraisal, Equality Impact Assessment, Habitat Regulations Assessment, Baseline Report). The stalls raised interest and awareness of the draft AAP and comprised information panels setting out the purpose of the AAP, stages of preparation, key drivers for change, proposals within the strategic framework and additional information about the public consultation.
- 3.2.6 Council Officers at the stalls were available to discuss and provide any clarification on the draft AAPs. A hard copy of the feedback form was available for people to complete and hand to a Council Officer, or to take away, complete and post free of charge back to the Council (more details on the feedback form are provided below).

### **Workshops and focus groups**

- 3.2.7 **Workshops /focus groups:** A number of special interest groups (including typically hard-to-reach groups) were invited to take part in targeted consultation on the Draft AAP. Workshops were held with targeted groups including older people and youth groups. The consultation was in the form of structured workshops, presentations and general discussions and was carried out upon acceptance by those groups listed below:
- Cityzen;
  - Hackney Youth Parliament;
  - Stoke Newington Area Youth Forum;
  - Age Concern;
  - Building Exploratory Explorers (Senior Bees); and
  - Older Persons Reference Group.
- 3.2.8 Notification in other languages (such as Turkish as there is a large Turkish population in Dalston) on the consultation material was provided to inform people that have English as their second language how to have their say. Advertisements were placed in Hamodia (Orthodox Jewish Community Newspaper) and Olay Gazette (Turkish Newspaper) as well as targeted media releases to Black Majority Ethnic groups and local press.

### **One-to-one meetings with stakeholders**

- 3.2.9 **Key stakeholders:** Meetings were held with key stakeholders and landowners to discuss the draft AAP and encourage them to make a submission. The meetings were extensive and completed from the outset, providing the opportunity to discuss both general and site specific issues and identify opportunities and aspirations of both the stakeholder and the London Borough of Hackney. Some of the key one-to-one meetings with stakeholders (other than opportunity site landowners) are as follows:

- Hackney Community and Voluntary Services (HCVS), Community Empowerment Network (CEN), Hackney Co-operative Development (HCD);
- Metropolitan Police Authority;
- OPEN Dalston;
- Conservation Area Advisory Committee;
- Rhodes Estate Tenants and Residents Association;
- Conservation Area Advisory Committees;
- Stoke Newington neighbourhood Forum; and
- Town Centre Partnership Forum.

3.2.10 **Meet the planner sessions:** Throughout the formal consultation period, the Council provided the public with the opportunity to speak directly with a council planning officer in relation to the draft AAP through various 'meet the planner' sessions. Four 'meet the planner' sessions took place at Council's planning reception to take advantage of this opportunity to raise issues regarding the draft AAP or comment on the document.

### **Formal written consultation / referenda / community surveys / leaflets / newsletters**

3.2.11 **Feedback form:** A Dalston consultation feedback form was made available at all consultation events, exhibitions and on the AAP website. This form invited the public to provide comments and feedback on the content of the draft APP. It also contained a number of questions to encourage feedback and assist people in providing comments. Once completed the form could be posted free of charge back to the Council.

3.2.12 **Consultation Summary Brochure:** A consultation summary brochure to encourage feedback, which summarised the key policies and strategies, proposed in the draft AAP and described how consultation feedback could be provided were available at all consultation events, exhibitions and distributed throughout various town centre locations. The brochure was colour printed in a practical and useable size A5 to encourage people to pick up, read and take the brochure away for consideration.

### **Letters to statutory bodies (as listed in the Regulations)**

3.2.13 **Statutory consultees:** Letters were sent to General and Specific bodies as set out in the Regulations including a CD of the relevant documents to notify them of the consultation and invite representations. Notification (via email or mail) was also sent to contacts on the Borough wide Local Development Framework consultation database inviting representations.

**Documents available for inspection at Council Offices during the set consultation period / Provide a dedicated website for the AAP, contact phone number, contact email address and contact postal address**

- 3.2.14 **AAP Information formats and contact information:** the draft AAP and associated documentation including (the summary brochure / feedback forms / Sustainability Appraisal / Equalities Impact Assessment / Baseline Report) were available in the following formats:
- Online via the Council website at <http://www.hackney.gov.uk/ep-policy-aap-dalston.htm> and through the consultation finder;
  - Paper sources of all documentation, supporting material in all the Borough Libraries and available on request;
  - CD version of all the documentation available from Council's Planning Reception at 263 Mare Street, the Town Hall, all the consultation events and on request;
  - All correspondence regarding the Area Action Plans could be sent via email to well publicised email address being [strategic.delivery@hackney.gov.uk](mailto:strategic.delivery@hackney.gov.uk).
  - A consultation officer was available to direct queries to the appropriate Officers and their telephone number was supplied on all consultation material for contact; and
  - A freepost address was available for use for those wanting to send their comments via mail (FREEPOST NAT 18925, Strategic Delivery Team, 263 Mare Street, London E8 3HT).

### **Establishing a steering / advisory group**

3.2.15 **Steering Group:** The AAP was guided by a Steering Group of Council officers and representatives from the GLA, TfL and the LDA. The Group met generally every month and at key stages during the production of the Phase 1 AAP.

3.2.16 **Member Advisory Group:** The AAP was guided by Ward Members and the Cabinet Member and this Group met every few months at key stages.

### **Advertising in the local media**

3.2.17 **Statutory Notice:** A joint Dalston / Hackney Central statutory notice (in accordance with the Regulations) was placed in Hackney Today and local ethnic minority press (Hamodia and Olay Gazette) detailing what documents were available for inspection, the places and times at which they could be inspected, and the procedure for making comments on the draft AAP. Hackney Today is delivered to all households within the borough.

### **3.3 Ongoing consultation**

- 3.3.1 Following the adoption of the Core Strategy in December 2010, further consultation on the Dalston AAP was undertaken to identify any new issues that may have emerged since 2009 with a number of key stakeholders in order to keep the document up to date. The schedule of consultees and issues which arose are detailed in Appendix 2.

## **4.0 The Responses**

### **4.1 Number of responses received**

- 4.1.1 A total of 218 feedback forms were received throughout the consultation period. Within these responses 1247 issues were raised on the draft AAP. Each of these issues have been considered and addressed by a Planning Officer. Above and beyond this, numerous one-to-one meetings, focus groups, workshops etc with various stakeholders occurred in which issues were raised and recorded and subsequently considered and addressed.
- 4.1.2 The feedback responses received for the 'Dalston Western Curve – Planning and Design Guidance' which was consulted on in parallel with the draft AAP and relates to Opportunity Sites D1 and D2 of the AAP have been considered as part of the overall consultation responses for the AAP.
- 4.1.3 The submissions were made by a number of individuals and a range of organisations. The organisations included statutory consultees such as Natural England, Metropolitan Policy Authority, the London Development Agency (LDA), the Highways Agency, and The Coal Authority etc. Other organisations and bodies included community groups, other public sector bodies and site owners/occupiers.
- 4.1.4 Respondents were invited to complete the service user / resident monitoring information section at the back of the feedback form to enable equalities monitoring to be completed. Appendix 1 to 'Dalston Area Action Plan, Consultation Report', June 2011 (available on the AAP website) shows the results to this in graph format profiling respondents by demographics (gender, age and ethnicity), disability, where they live, religious and beliefs, and sexual orientation.
- 4.1.5 All contact details, feedback received and officer responses have been entered into a Consultation Database using Microsoft Excel and is available for viewing on the AAP website. The key issues raised through the consultation are summarised in section 4.2. How these issues raised have been addressed in the AAP are summarised in 5.0 of the Consultation Statement.

## **4.2 Key issues raised during consultation**

4.2.1 Key issues raised throughout public consultation are as follows:

### **Community, Cultural/Creative and Third Sector Uses**

4.2.2 Dalston is emerging as one of London's premier community, cultural/creative and third sector hubs consisting of notable community, cultural/creative and third sector assets such as:

- Gillett Square surrounded by the Dalston Culture House which accommodates the Vortex Jazz Club as well being a lively hub of micro businesses, small social / cultural enterprises, community groups and other voluntary sector organisations. Close by are the Rio Cinema, Arcola Theatre and Jazz Café which are lively contributors to the scene.
- The Ashwin Street area, particularly the V22 building, the Reeves & Sons building (and uses within in i.e. Bootstraps) with café Oto as a meeting place and the Hackney Co-operative and CLR James Library on Dalston Lane are important to the community, cultural/creative and third sector life of Dalston Town Centre.

4.2.3 The general community, and Community, Cultural/Creative and Third Sector stakeholders, responded that they want further recognition and more importance placed on their role and contribution to the regeneration of Dalston within the AAP.

### **Open Space and Public Realm**

4.2.4 At present, a significant weakness of Dalston Town Centre is the lack of public open space (e.g. squares, parks and play spaces). Whilst the activity and the vibrancy of the streets is a positive feature, there is a distinct lack of space in which people can enjoy a degree of calm and relaxation.

4.2.5 Consultation feedback reflected the community's need for more open and green space in Dalston. Community responses support draft AAP proposals for the public realm along the 'Eastern Curve'. Other new and improved public open spaces identified in the Public Realm Strategy were also widely supported by the community.

### **Retail/Night Time Economy**

4.2.6 Shopping is the main reason people visit Dalston Town Centre, with over half of all visitors doing so for this purpose. Consultation with local people has emphasised the importance of any new development needing to be respectful of existing local character. The wealth of small scale independent retailers, offering a huge diversity of goods

and often serving niche markets of particular ethnic sectors of the community is considered intrinsic to the community's sense of identity.

4.2.7 Dalston also has a lively mix of food and drink establishments, offering a wide variety of food from every corner of the world. It also has a very vibrant night time economy with pubs, bars and clubs e.g. the Rio Cinema, Arcola Theatre and the Vortex Jazz Club.

4.2.8 The community and stakeholders supported the draft AAP proposals to improve the quality of the retail offer and other town centre services, including entertainment uses.

### **Retention of Dalston's Character**

4.2.9 Strong support was indicated for the retention of Dalston's built heritage and character, particularly through the improvement and protection of listed buildings, conservation areas and buildings of heritage and architectural merit. There was concern that the draft AAP was proposing the redevelopment of too many sites of existing heritage/architectural quality.

### **Tall Buildings and High Density**

4.2.10 Development pressure will be exerted for taller buildings in Dalston given the current construction of such development and the opening of Dalston Junction Station in 2010 which improved the accessibility of the area.

4.2.11 There was general concern over potential tall buildings and high density being proposed in the draft AAP, although some support was received for tall buildings if demonstrated they can be appropriately located and designed.

### **Pedestrian/Cyclist Connections**

4.2.12 Pedestrian movement throughout the town centre is currently inhibited by the overground/North London Line railway line which acts as a barrier to north south movement. Furthermore, the current layout of the Kingsland Shopping Centre prevents the movement of pedestrians east and west through the town centre.

4.2.13 Consultation feedback supported that people find it difficult to move around the town centre on foot and that there was general support for the draft AAP pedestrian and cyclist strategy. More specifically, community support for improved connections from the town centre to the Rhodes Estate within the draft AAP was received.

## **Sustainable Development**

4.2.14 Support was received for the strategy for the future use of sustainable energy, and sustainable forms of construction, with the ultimate aspiration as a 'low carbon zone.'

## **5.0 How the representations were taken into account**

5.1 The following is a summary of how the key issues raised by the community and stakeholders during consultation have been addressed and taken forward within the AAP.

### **Community, Cultural/Creative and Third Sector Uses**

5.2 The AAP objectives include promotion and support for Dalston as a strong cultural, creative and community hub with a choice of high quality town centre services. 'Community and Creative Quarters' have been identified around Ashwin Street/Dalston Lane, and Gillett Square (including the Rio Cinema) within the AAP, to protect, support and develop these sectors as the heartbeat of Dalston in exciting 'quarters' of Dalston.

5.3 The 'Community, Cultural/Creative and Third Sector Quarters' will now form an intrinsic part of the AAP Land Use Strategy (refer to Chapter 5 of the AAP). The land use strategy indicates the new 'quarters' as areas suitable for a mix of uses and for the informal focus of community, cultural/creative and third sector uses to further establish Dalston as a vibrant community, cultural/creative and third sector hub. The AAP land use strategy promotes a balanced approach to land use designation to create the right mix of uses for an economically viable town centre including the encouragement of a vibrant mix of community, cultural/creative and third sector uses which is an important aspect of the town centres character and vital to town centre regeneration.

### **Open Space**

5.4 The public realm strategy in the AAP redresses the deficiency in open space in the town centre by creating open spaces and play spaces that will provide richness and interest for both residents and visitors alike, creating a coherent network of spaces and places that will help support a variety of activities.

5.5 The AAP proposes various new and improved public open spaces including a new public realm along the existing Eastern Curve railway alignment, Gillett square and Eastern Market Square (eastern end of Ridley Road Market). The strategy is for a chain of open spaces around the town centre, linking the southern area around the new open

space to be created at Dalston Square with new open space elsewhere.

### **Retail/Evening Economy**

- 5.6 The AAP retail strategy proposes a balanced approach to improving the retail offer and night-time economy. The AAP retail strategy (refer to Chapter 5 of the AAP) supports existing retailers and provides the potential for further specialist retailers to be accommodated through requiring the provision of small footprint retail units in development schemes, and working with the Town Centre Partnership Forum, whilst also creating the conditions for national high street stores to be attracted to the area.
- 5.7 New evening economy uses are focussed in certain areas to facilitate the high quality evening economy uses that are complimentary to the AAP retail strategy, and provide vitality and natural surveillance especially in the evening, complimentary to the Public Realm Strategy and Land Use Strategy. Potential evening economy uses are focused around the Eastern Curve, Gillett Square and Ridley Road Market to complement existing uses and encourage vitality during the evenings (Refer to Chapter 5 of the AAP).

### **Retention of Dalston's Character**

- 5.8 A new Townscape and Heritage section within the AAP more clearly outlines the AAP's objective to enhance the existing heritage qualities that the community cherish (Refer to Chapter 4 of the AAP). The AAP identifies those buildings of heritage/architectural and townscape quality that are proposed to be retained and refurbished.

### **Tall Buildings and High Density**

- 5.9 One key purpose of the AAP is to guide development appropriately as part of an urban design rationale. Development pressure for taller buildings and high density would occur in any case without the AAP in place. Thus, the AAP recognises this and seeks to identify sites for potential taller buildings and higher density. The AAP more clearly outlines a rationale for the potential location of two high quality, well designed taller buildings where impacts on streetscape, townscape and neighbouring properties will be minimised. The AAP mostly proposes medium density and low to medium rise buildings subject to detailed design which is detailed in the Building Heights Strategy (Refer to Chapter 4 of the Phase 1AAP).

## **Pedestrian/Cyclist Connections**

- 5.10 Improvements to pedestrian and cyclist movement around the town centre are detailed in the Pedestrian and Cyclist Strategy (refer to Chapter 08 of AAP) and the Public Realm Strategy (refer to Chapter 06 of AAP).
- 5.11 The key proposals detailed in the AAP to improve pedestrian and cyclist movement around the town centre are summarised below:
- Facilitate the redevelopment of the Kingsland Shopping Centre to deck over the existing shopping centre car park to create a new ground level flush with surrounding streets.
  - The new public realm along the Eastern Curve would incorporate pedestrian and cycle links along its length to facilitate east and west movement across the town centre;
  - A pedestrian and cycle bridge over the Overground – North London Line Railway to facilitate movement north and south across the town centre; and
  - Improved signage to the London Cycle Network.
  - Implementation of a north bound cycle lane along Kingsland High Street;
  - Strategic key junction and crossing improvements;
  - A new ‘shared space’ scheme along the length of Ashwin Street to be implemented through resurfacing to enhance its role as a local pedestrian and cycle dominated street and improve the pedestrian connection between Dalston Junction station on the East London Line and Dalston Kingsland rail station on the Overground/North London Line.
  - New/improved pedestrian links to the Rhodes Estate through proposed junction/crossing improvements; and
  - Opportunities for improvements to the width of pavements are identified and the open space strategy will create greater permeability and legibility for pedestrians and cyclist in the town centre.

## **Sustainable Development**

- 5.12 The AAP outlines a strategy for the future use of sustainable energy, and sustainable forms of construction, with the ultimate aspiration as a ‘low carbon zone’ (refer to Chapter 10 of the AAP). One key proposal now included in the AAP is the identification of a key site for potential Decentralised Energy Plant room on Opportunity Site F (Shopping Centre Site).

## 6.0 Regulation 27 Statement

6.1 The Dalston Area Action Plan (Pre-Submission version) was approved to proceed to publication for representations by Cabinet on Monday 18<sup>th</sup> July 2011. Following this, and in accordance with the requirements of Section 27 of the Regulations, LBH will publish its pre-submission documents comprising:

- The Dalston Area Action Plan (Pre-Submission version);
- The Dalston Area Action Plan - Sustainability Appraisal Report;
- The Habitat Regulations Assessment Report of the Dalston Area Action Plan;
- The Dalston Area Action Plan - Equality Impact Assessment; and
- The Dalston Area Action Plan - Statement of Consultation.

6.2 The formal consultation on the pre-submission documents commences on Wednesday 21<sup>st</sup> September for a six week period and ends on Wednesday 2<sup>nd</sup> November 2011. In line with the requirements of Section 27 of the Regulations, the Council will:

- Make a copy of each of the proposed submission documents and a statement of the representations procedure available for inspection, during normal office hours in the reception areas of the Service Centre (Planning Reception), Hackney Town Hall, and the libraries of the Borough;
- Publish on Council's website at <http://www.hackney.gov.uk/ep-policy-aap-dalston.htm> the proposed submission documents, a statement of the representations procedure, and a statement that the pre-submission documents are available for inspection and of the places and times at which they can be inspected;
- Send to each of the Statutory Bodies invited to make representations during the stages of the preparation of the Dalston Area Action Plan (Pre-Submission version) a copy of each of the pre-submission documents, and a statement of representations procedure.
- Send to each individual and organisations on the Local Development Framework consultation database as well as those that made representations during consultation on the AAP, a statement of the representations procedure, and a statement that the pre-submission documents are available for inspection and of the places and times at which they can be inspected; and
- Place notices in Hackney Today which set out a statement of representations procedures, and a statement that the proposed submission documents are available for inspection and of the places and times at which they can be inspected. This will be achieved by notice placed in Hackney Today on 19<sup>th</sup> September and again on 3<sup>rd</sup> of October 2011.

6.3 At the end of the six weeks publication period the Council will submit its Proposed Submission Dalston Area Action Plan Document along with other required documents to the Secretary of State.

# Appendix 1

## Initial Engagement - Summary of the Key Issues

Analysis of the consultation feedback from the initial consultation event held on 10<sup>th</sup> April 2008, revealed the following key issues from the majority of respondents:

1. Ridley Road market is the 'heart' of Dalston town centre;
2. Diversity and the multi-cultural community is important;
3. Safety and security in Dalston town centre are a major concern;
4. The community likes the streets and spaces in Dalston and uses them for a variety of activities;
5. The community feel that it is easy to move around Dalston town centre, but that more pedestrian provisions are needed;
6. More provision for affordable housing are needed;
7. New open space (especially green space) is needed in Dalston Town Centre; and
8. The community wants to preserve the local character and atmosphere in Dalston town centre and they do not want a clone town.

## Appendix 2

### Ongoing Consultation - Schedule of Consultees and Issues

Following the adoption of the Core Strategy in December 2010, further consultation on the Dalston AAP was undertaken to identify any new issues that may have emerged since 2009 with a number of key stakeholders in order to keep the document up to date. The following is a schedule of consultees and any issues which arose:

Consultee	Issues Raised/Comments
The Learning Trust	No issues raised.
English Heritage	<p>Issues raised: SAs need to be updated; need to address issues beyond AAP boundaries; tall building strategy is outdated; building heights indicated should not be driven by development pressure.</p> <p><i>The Sustainability Appraisals have been updated for Publication. The Building Heights Strategy has been amended to ensure consistency with evidence base.</i></p> <p><i>The Core Strategy was adopted in December 2010 and is the Borough wide spatial strategy. This is the relevant planning policy for the areas outside of the AAP boundaries alongside Conservation Areas.</i></p>
Natural England	No issues raised.
Environment Agency	No issues raised.
Metropolitan Police Authority	No response received.
Primary Care Trust	No response received.
Team Hackney	No issues raised.
Town Centre partnership Forum	No issues raised.
Transport for London and Network Rail	<p>Issues raised: a site specific meeting was held.</p> <p><i>The AAP has been amended to reflect potential land agreement between Network Rail and Kingsland Shopping Centre.</i></p>

Crossrail 2	<p>Issues raised: a site specific meeting was held.</p> <p><i>The AAP has been amended to reflect possible location of station adjacent to Dalston Junction.</i></p>
Members Advisory Group	<p>Issues raised: the building heights strategy, management of the evening economy and employment within the Priority Employment Area.</p> <p><i>The AAP has been updated in response to issues raised.</i></p>
<b>Internal LBH Departments</b>	
Hackney Homes	No issues raised.
Green Spaces/Community Services	<p>Commented that the AAP should refer to green infrastructure and biodiversity.</p> <p><i>AAP amended to reflect the Core Strategy</i></p>
Sustainability and Climate Change	No issues raised although the AAP Implementation Plan has been amended to reflect the Replacement London Plan and the projects that have progressed.
Crime Prevention and Design	No issues raised.
Property Services	No issues raised.
Policy and Planning and Regulatory Services	AAP amended to ensure consistency with evidence base and clarity around policy implementation.